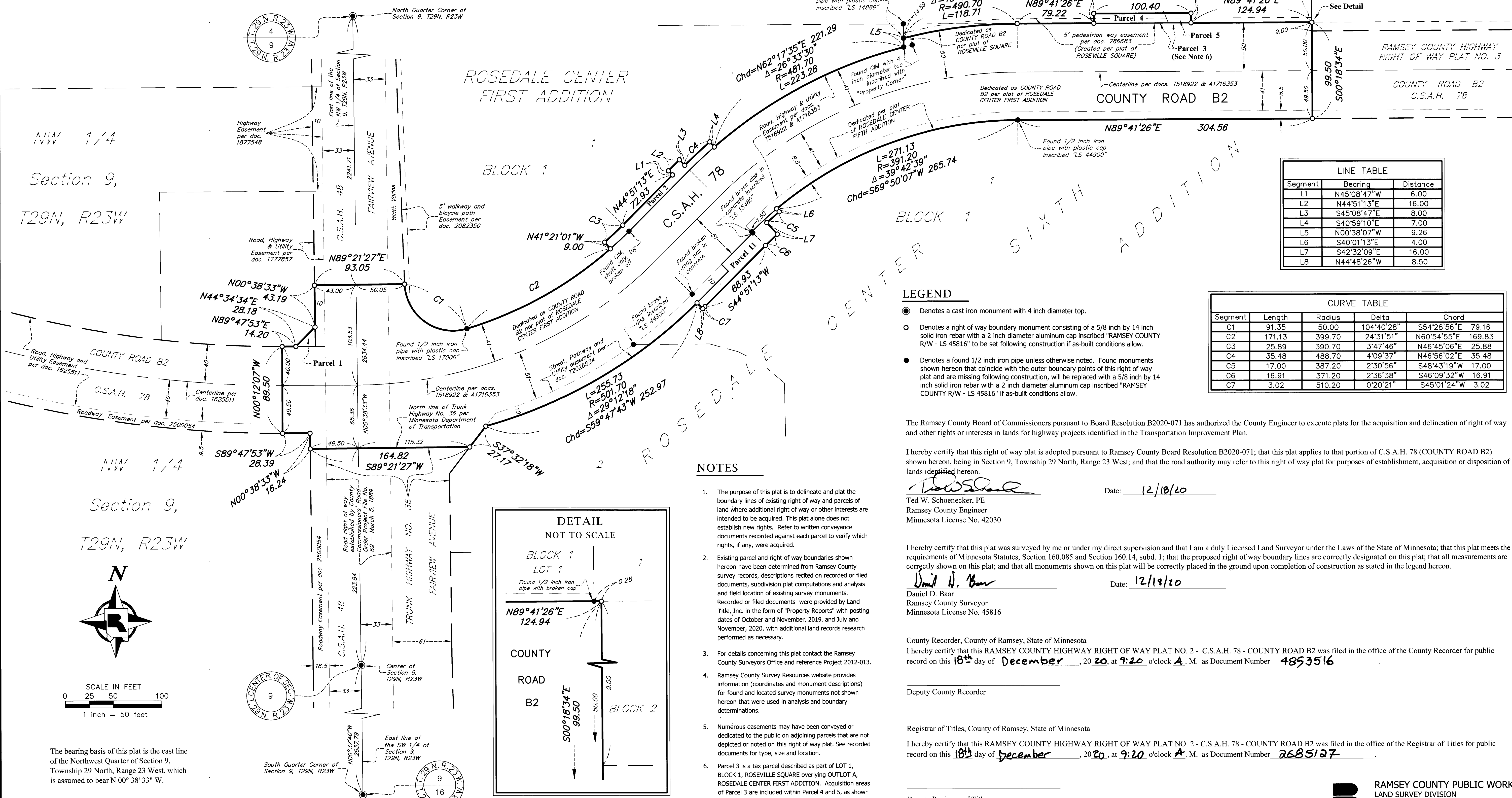


RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 2 - C.S.A.H 78 - COUNTY ROAD B2

ACQUISITIONS IN SECTION 9, T29N, R23W						
PARCEL	RECORDED OWNER	LOCATION	NEW HIGHWAY R/W (SQ. FT.)	OTHER RIGHTS OR INTERESTS	RECORDED DOCUMENT NUMBER OR CERTIFICATE OF TITLE NUMBER	PROPERTY IDENTIFICATION NUMBER
1	Snelling 326, LLC	Part of the NW 1/4 of Section 9, T29N, R23W	200	---	3936721	9-29-23-24-0006
2	Northwest Bank Minnesota, National Association	Lot 1, Block 1, ROSEDALE CENTER FIRST ADDITION	1379	---	COT 585658 & DOC 3099544	9-29-23-13-0028
3 & 4	Rosedale Commons LP	Lot 1, Block 1, ROSEVILLE SQUARE	750	---	COT 542163	9-29-23-13-0035 & 9-29-23-13-0034
3 & 5	Rosedale Commons LP	Lot 1, Block 1, ROSEVILLE SQUARE	254	---	COT 542163	9-29-23-13-0035 & 9-29-23-13-0033
11	J.C. Penney Properties, Inc.	Lot 1, Block 1, ROSEDALE CENTER SIXTH ADDITION	1657	---	COT 623037 & DOC 4615128	9-29-23-13-0037



Segment	Bearing	Distance
L1	N45°08'47"W	6.00
L2	N44°51'13"E	16.00
L3	S45°08'47"E	8.00
L4	S40°59'10"E	7.00
L5	N00°38'07"W	9.26
L6	S40°01'13"E	4.00
L7	S42°32'09"E	16.00
L8	N44°48'26"W	8.50

Segment	Length	Radius	Delta	Chord
C1	91.35	50.00	104°40'28"	S54°28'56"E 79.16
C2	171.13	399.70	24°31'51"	N60°54'55"E 169.83
C3	25.89	390.70	3°47'46"	N46°45'06"E 25.88
C4	35.48	488.70	4°09'37"	N46°56'02"E 35.48
C5	17.00	387.20	2°30'56"	S48°43'19"W 17.00
C6	16.91	371.20	2°36'38"	S46°09'32"W 16.91
C7	3.02	510.20	0°20'21"	S45°01'24"W 3.02

- LEGEND**
- Denotes a cast iron monument with 4 inch diameter top.
 - Denotes a right of way boundary monument consisting of a 5/8 inch by 14 inch solid iron rebar with a 2 inch diameter aluminum cap inscribed "RAMSEY COUNTY R/W - LS 45816" to be set following construction if as-built conditions allow.
 - Denotes a found 1/2 inch iron pipe unless otherwise noted. Found monuments shown hereon that coincide with the outer boundary points of this right of way plat and are missing following construction, will be replaced with a 5/8 inch by 14 inch solid iron rebar with a 2 inch diameter aluminum cap inscribed "RAMSEY COUNTY R/W - LS 45816" if as-built conditions allow.

The Ramsey County Board of Commissioners pursuant to Board Resolution B2020-071 has authorized the County Engineer to execute plats for the acquisition and delineation of right of way and other rights or interests in lands for highway projects identified in the Transportation Improvement Plan.

I hereby certify that this right of way plat is adopted pursuant to Ramsey County Board Resolution B2020-071; that this plat applies to that portion of C.S.A.H. 78 (COUNTY ROAD B2) shown hereon, being in Section 9, Township 29 North, Range 23 West; and that the road authority may refer to this right of way plat for purposes of establishment, acquisition or disposition of lands identified hereon.

Ted W. Schoenecker
 Ted W. Schoenecker, PE
 Ramsey County Engineer
 Minnesota License No. 42030
 Date: 12/18/20

I hereby certify that this plat was surveyed by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the Laws of the State of Minnesota; that this plat meets the requirements of Minnesota Statutes, Section 160.085 and Section 160.14, subd. 1; that the proposed right of way boundary lines are correctly designated on this plat; that all measurements are correctly shown on this plat; and that all monuments shown on this plat will be correctly placed in the ground upon completion of construction as stated in the legend hereon.

Daniel D. Baar
 Daniel D. Baar
 Ramsey County Surveyor
 Minnesota License No. 45816
 Date: 12/19/20

County Recorder, County of Ramsey, State of Minnesota
 I hereby certify that this RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 2 - C.S.A.H. 78 - COUNTY ROAD B2 was filed in the office of the County Recorder for public record on this 18th day of December, 2020, at 9:20 o'clock A. M. as Document Number 4853516.

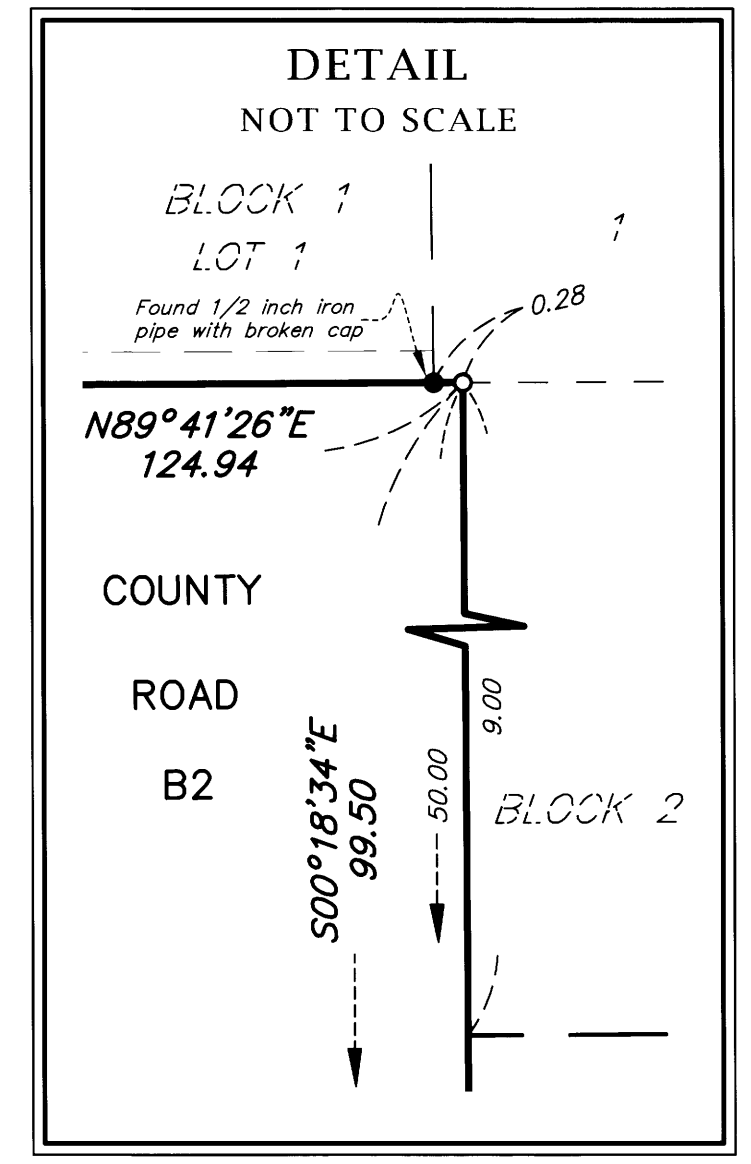
Deputy County Recorder
 Registrar of Titles, County of Ramsey, State of Minnesota

I hereby certify that this RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 2 - C.S.A.H. 78 - COUNTY ROAD B2 was filed in the office of the Registrar of Titles for public record on this 18th day of December, 2020, at 9:20 o'clock A. M. as Document Number 2685127.

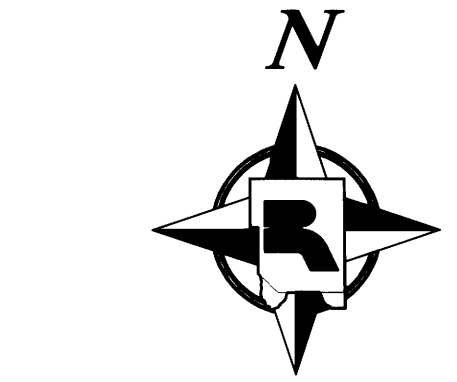
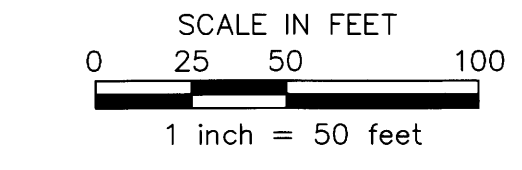
Deputy Registrar of Titles

NOTES

- The purpose of this plat is to delineate and plat the boundary lines of existing right of way and parcels of land where additional right of way or other interests are intended to be acquired. This plat alone does not establish new rights. Refer to written conveyance documents recorded against each parcel to verify which rights, if any, were acquired.
- Existing parcel and right of way boundaries shown hereon have been determined from Ramsey County survey records, descriptions recited on recorded or filed documents, subdivision plat computations and analysis and field location of existing survey monuments. Recorded or filed documents were provided by Land Title, Inc. in the form of "Property Reports" with posting dates of October and November, 2019, and July and November, 2020, with additional land records research performed as necessary.
- For details concerning this plat contact the Ramsey County Surveyors Office and reference Project 2012-013.
- Ramsey County Survey Resources website provides information (coordinates and monument descriptions) for found and located survey monuments not shown hereon that were used in analysis and boundary determinations.
- Numerous easements may have been conveyed or dedicated to the public on adjoining parcels that are not depicted or noted on this right of way plat. See recorded documents for type, size and location.
- Parcel 3 is a tax parcel described as part of LOT 1, BLOCK 1, ROSEVILLE SQUARE overlying OUTLOT A, ROSEDALE CENTER FIRST ADDITION. Acquisition areas of Parcel 3 are included within Parcel 4 and 5, as shown hereon.

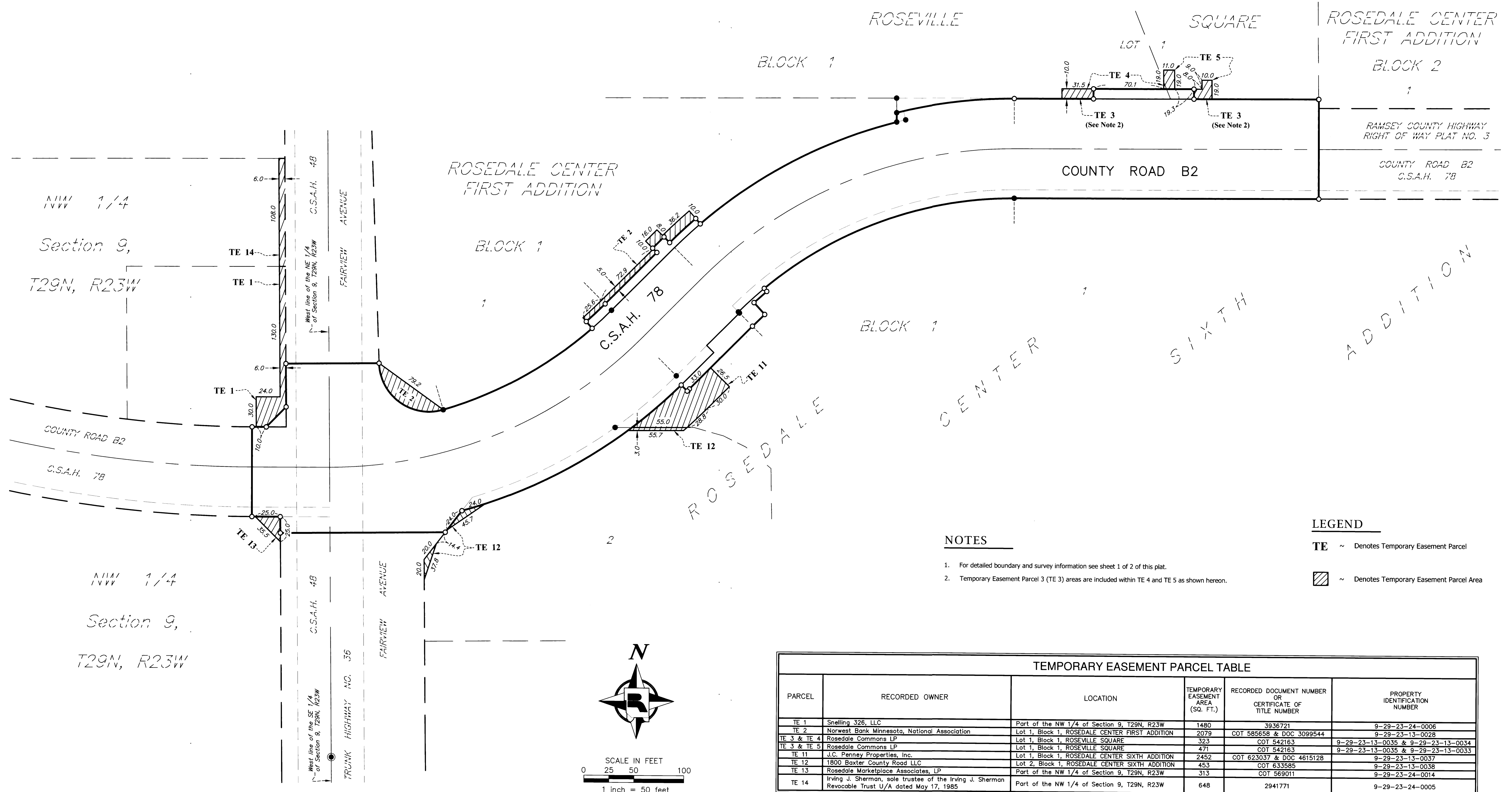


The bearing basis of this plat is the east line of the Northwest Quarter of Section 9, Township 29 North, Range 23 West, which is assumed to bear N 00° 38' 33" W.



RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 2 - C.S.A.H 78 - COUNTY ROAD B2

TEMPORARY EASEMENT DETAIL



NOTES

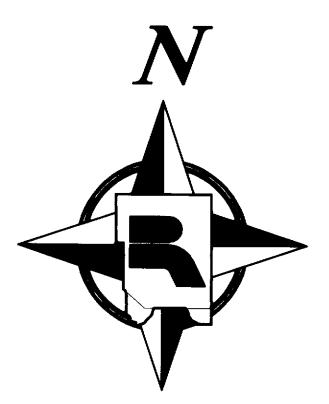
- For detailed boundary and survey information see sheet 1 of 2 of this plat.
- Temporary Easement Parcel 3 (TE 3) areas are included within TE 4 and TE 5 as shown hereon.

LEGEND

- TE ~ Denotes Temporary Easement Parcel
- ~ Denotes Temporary Easement Parcel Area

TEMPORARY EASEMENT PARCEL TABLE

PARCEL	RECORDED OWNER	LOCATION	TEMPORARY EASEMENT AREA (SQ. FT.)	RECORDED DOCUMENT NUMBER OR CERTIFICATE OF TITLE NUMBER	PROPERTY IDENTIFICATION NUMBER
TE 1	Snelling 326, LLC	Part of the NW 1/4 of Section 9, T29N, R23W	1480	3936721	9-29-23-24-0006
TE 2	Norwest Bank Minnesota, National Association	Lot 1, Block 1, ROSEDALE CENTER FIRST ADDITION	2079	COT 585658 & DOC 3099544	9-29-23-13-0028
TE 3 & TE 4	Rosedale Commons LP	Lot 1, Block 1, ROSEVILLE SQUARE	323	COT 542163	9-29-23-13-0035 & 9-29-23-13-0034
TE 3 & TE 5	Rosedale Commons LP	Lot 1, Block 1, ROSEVILLE SQUARE	471	COT 542163	9-29-23-13-0035 & 9-29-23-13-0033
TE 11	J.C. Penney Properties, Inc.	Lot 1, Block 1, ROSEDALE CENTER SIXTH ADDITION	2452	COT 623037 & DOC 4615128	9-29-23-13-0037
TE 12	1800 Baxter County Road LLC	Lot 2, Block 1, ROSEDALE CENTER SIXTH ADDITION	453	COT 633585	9-29-23-13-0038
TE 13	Rosedale Marketplace Associates, LP	Part of the NW 1/4 of Section 9, T29N, R23W	313	COT 569011	9-29-23-24-0014
TE 14	Irving J. Sherman, sole trustee of the Irving J. Sherman Revocable Trust U/A dated May 17, 1985	Part of the NW 1/4 of Section 9, T29N, R23W	648	2941771	9-29-23-24-0005



SCALE IN FEET
0 25 50 100
1 inch = 50 feet